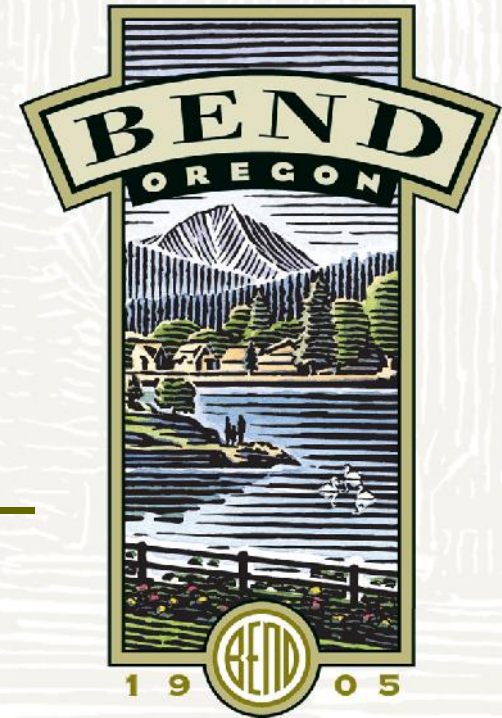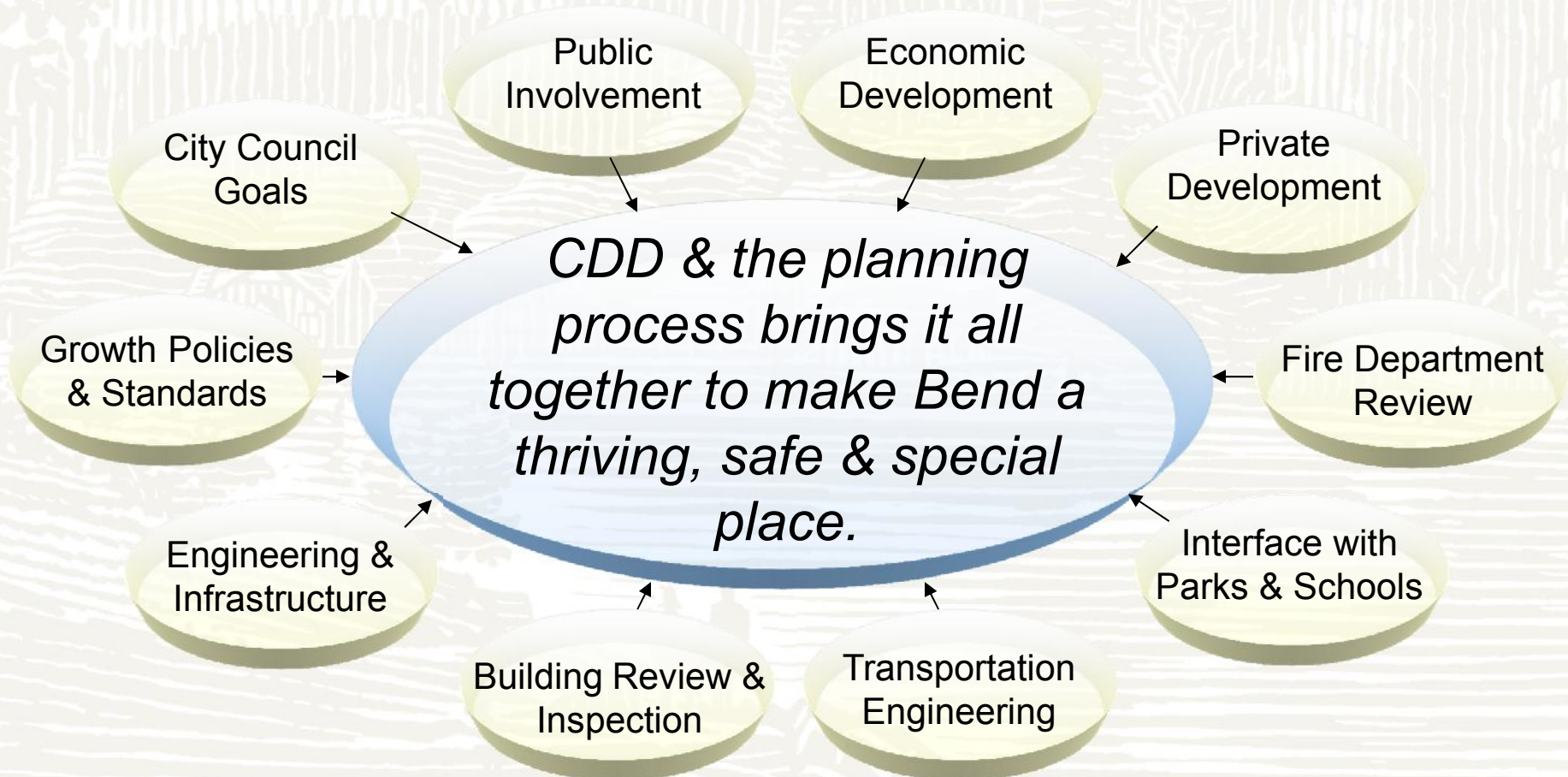# Community Development

- Overview

- Long Range Planning

- Current Planning

- Sign Code Administration

- Private Development Engineering

- Code Enforcement

- Building Safety

Community Development

Public Involvement

Economic Development

City Council Goals

Private Development

Growth Policies & Standards

CDD & the planning process brings it all together to make Bend a thriving, safe & special place.

Fire Department Review

Engineering & Infrastructure

Interface with Parks & Schools

Building Review & Inspection

Transportation Engineering

Long Range Planning

- Promotes efficient use of land and protects livability of community
- Manages long-term growth and development activity
- Implements City Council growth policies
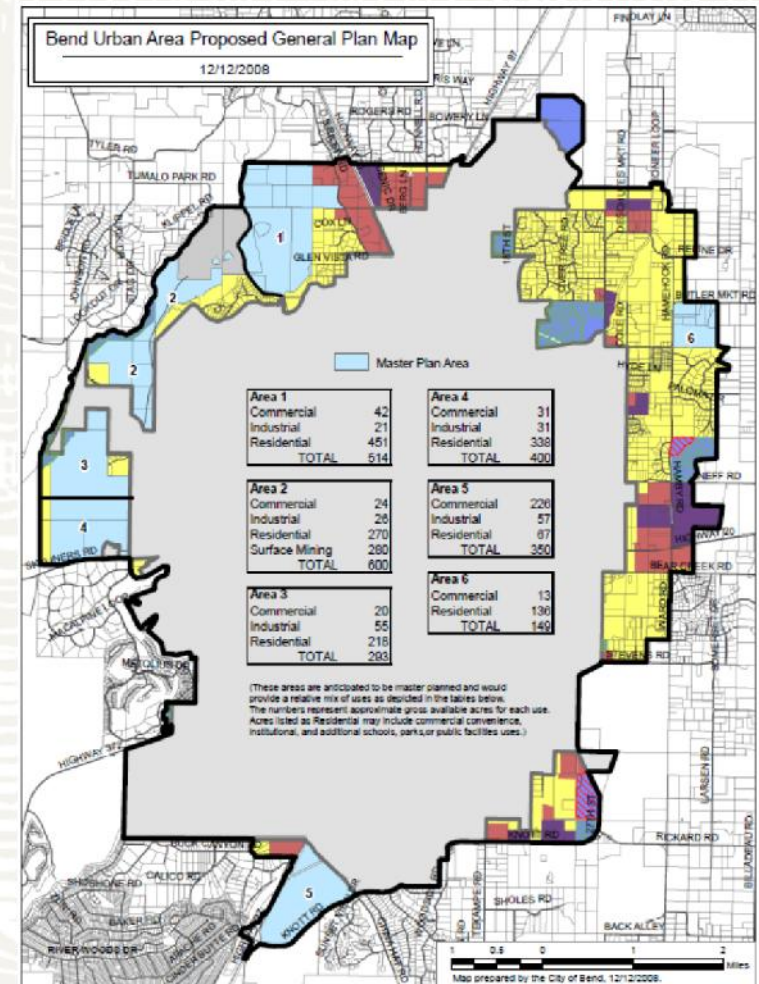- Ensures that Oregon planning laws are met
- Four professional staff

UGB Expansion

- **Creates Land for:**
  - Jobs
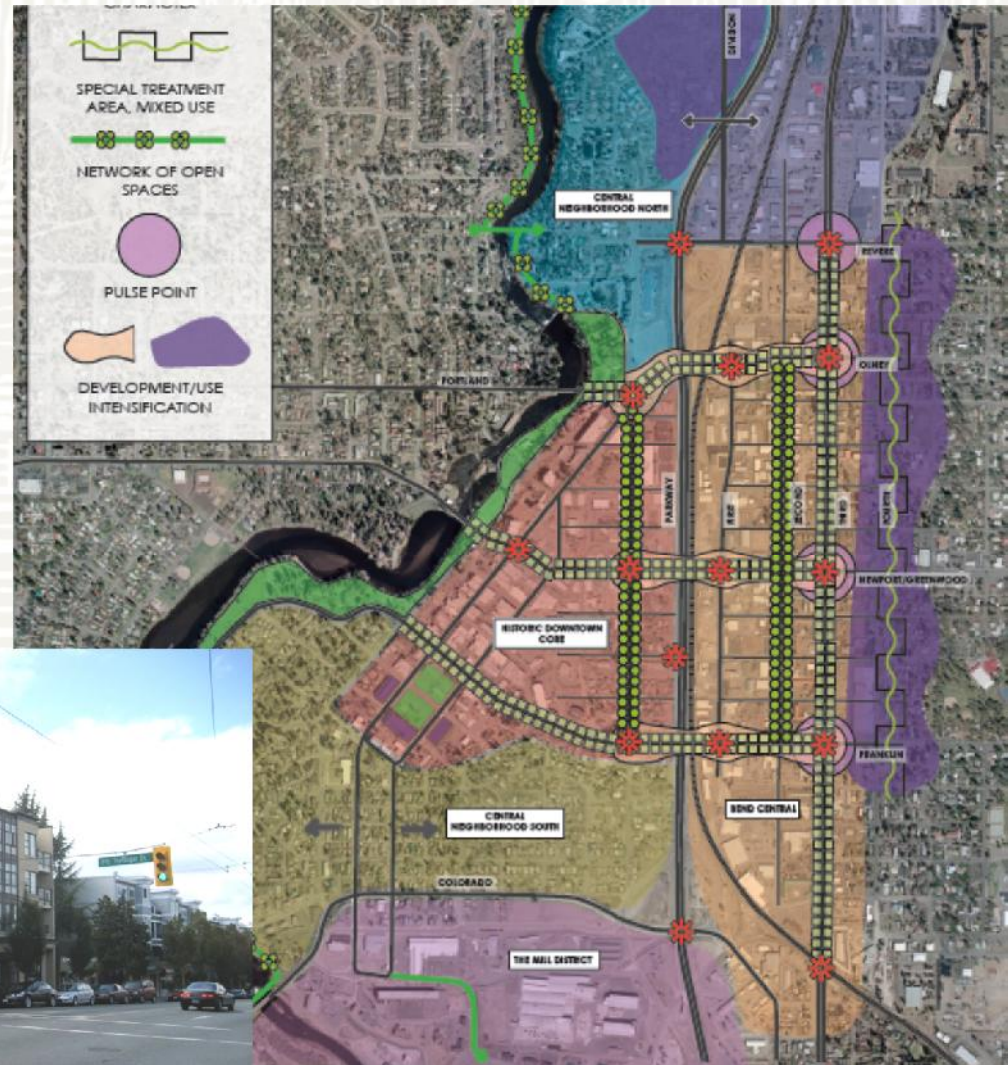 - Housing
  - Complete Neighborhoods

- **Preserves Quality of Life**

Bend Urban Area Proposed General Plan Map
12/12/2008

Master Plan Area

Area 1	
Commercial	42
Industrial	21
Residential	451
TOTAL	514

Area 2	
Commercial	24
Industrial	26
Residential	270
Surface Mining	280
TOTAL	600

Area 3	
Commercial	20
Industrial	55
Residential	218
TOTAL	293

Area 4	
Commercial	31
Industrial	31
Residential	338
TOTAL	400

Area 5	
Commercial	226
Industrial	57
Residential	67
TOTAL	350

Area 6	
Commercial	13
Residential	136
TOTAL	149

(These areas are anticipated to be master planned and would provide a relative mix of uses as depicted in the tables below. The numbers represent approximate gross available acres for each use. Acres listed as Residential may include commercial convenience, institutional, and additional schools, parks, or public facilities uses.)

Map prepared by the City of Bend, 12/12/2008.
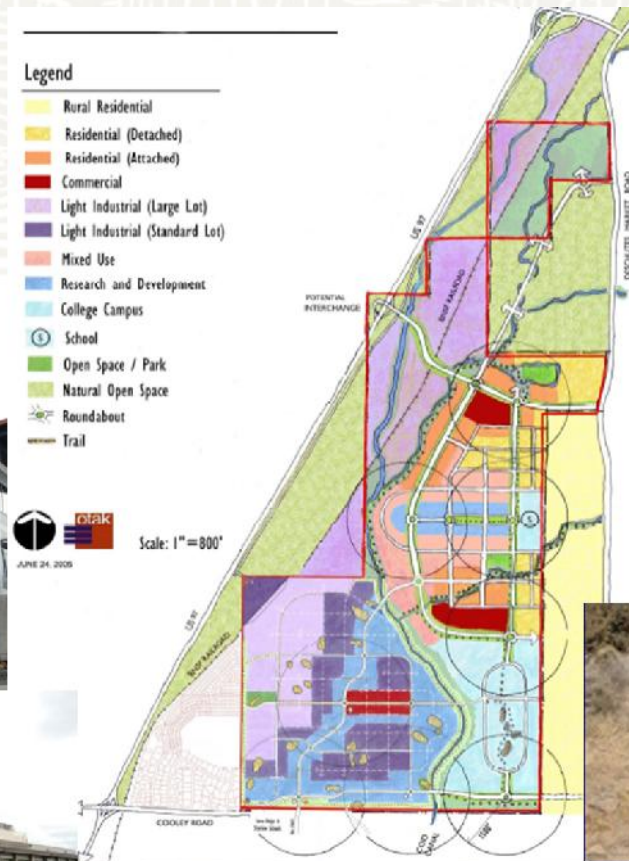
Central Area Plan

- **Creating:**
  - **Mixed-Use**
  - **Higher Density Housing**
  - **Large Scale Employment Center**
- **Expanding Downtown**
- **Redeveloping and Beautifying 3rd Street**

Juniper Ridge

- **Added 500 acres to UGB**
- **Land for Jobs**
- **Economic Engine**
- **Mixed-Use Neighborhoods**
- **Higher Education**

Legend
- Rural Residential
- Residential (Detached)
- Residential (Attached)
- Commercial
- Light Industrial (Large Lot)
- Light Industrial (Standard Lot)
- Mixed Use
- Research and Development
- College Campus
- School
- Open Space / Park
- Natural Open Space
- Roundabout
- Trail

Scale: 1"=800'

Transportation Planning

- **Supports Land Use Plans w/ Transportation Engineering Division**

- **Locates Future Arterial and Collector Streets**

- **Plans for New Bike and Pedestrian Trails**

- **Connects Neighborhoods With Jobs, Shopping, and Schools**
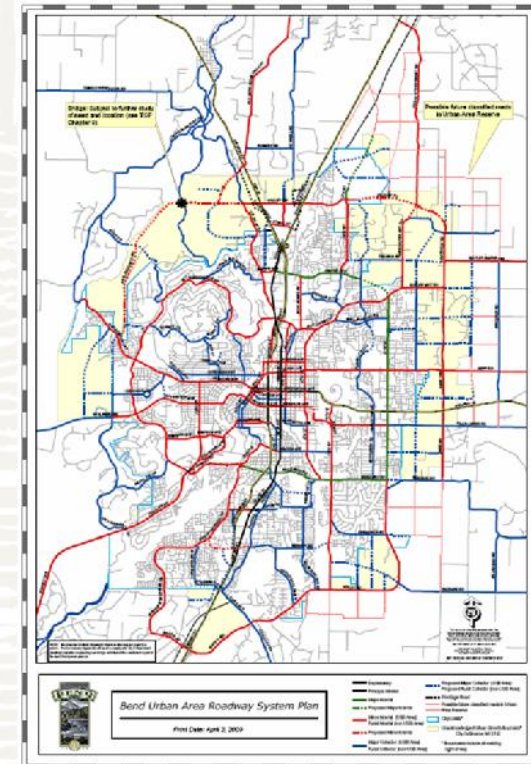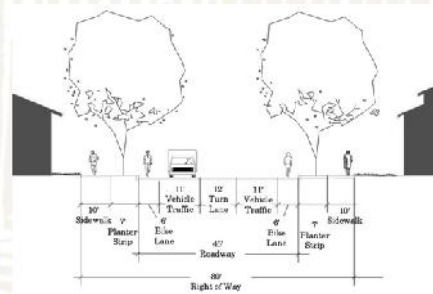
Current Planning

- Reviews all development in the City
- Creates economic development opportunities
- Venue for public participation in development
- Provides information at the Permit Center
- Maintains and updates the Development Code
- Administers the Sign Code
- Oversees the historic preservation program
- Manages the building address program
- Nine staff

Current Planning

Permit Center

- Serves 2,000 Planning customers annually
- Provides a one-stop shop for Building, Planning, and Engineering
- Open daily to serve all citizens of Bend

Current Planning

Land Use Permitting

- All development plans are reviewed for:
  - Compliance with zoning regulations
  - Adequate and safe transportation and utilities
  - Public participation
  - Meeting Design Guidelines

Current Planning

Sign Code

- Issues permits for all signs in the City
- Enforces violations of the Sign Code

With

Without

Private Development Engineering

- ## Reviews all public infrastructure built with private development projects

  – Monitors impacts on the public infrastructure from new development

  – Ensures that streets and utilities are built to city standards

  – Provides Permit Center customer service

  – One professional engineer
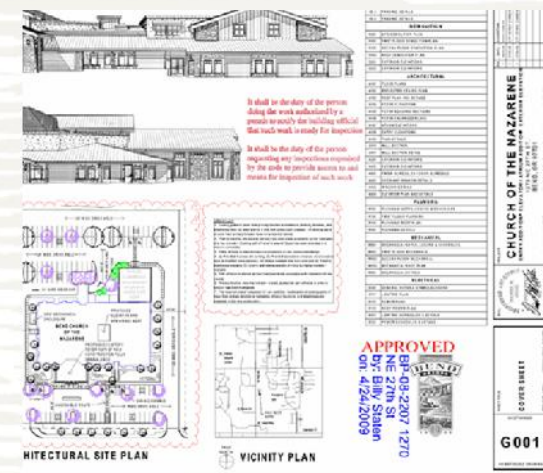
Code Enforcement

- Ensures compliance with City building and development codes

- Investigates and resolves code violation complaints

- One code enforcement officer

Before

After

Building

- Building Division staff consists of:
  - Five plan reviewers
  - Four inspectors
  - Three technical support staff
  - Two administrative support staff
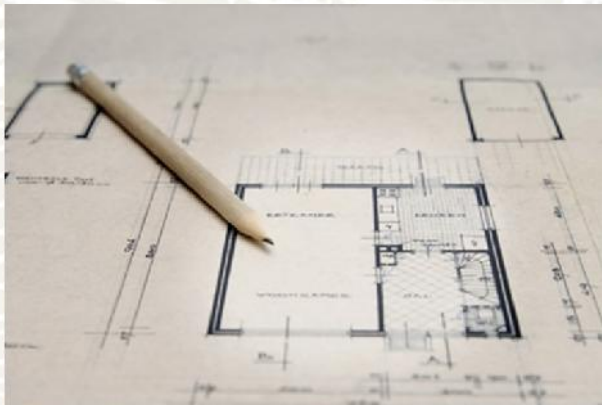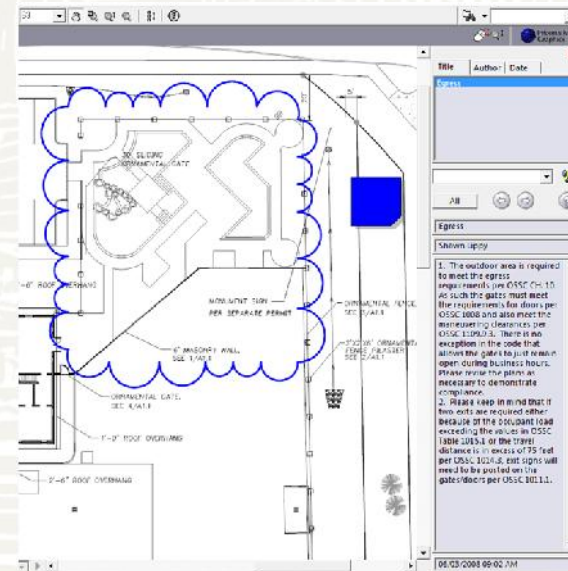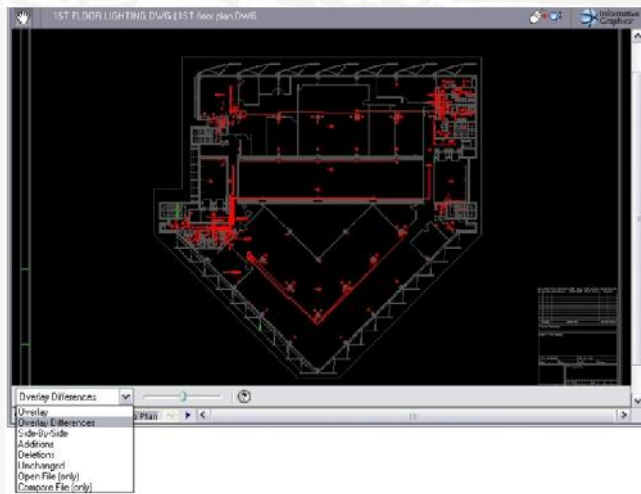
Building

- Building Codes: Laws and ordinances setting minimum safety standards
- Safe buildings achieved through proper:
  - Design review
  - Construction
  - Inspection

Building - ePlans

- Electronic Plans Submission and Review
- Eliminates expense and time required to process paper plans

Building

- Why should minimum safety codes apply to my house?
  - Personal safety
  - Energy conservation
  - Protecting your investment

Community Development

Questions?

Bend 101